

# Millennium Challenge Corporation

Reducing Poverty Through Growth

## Announcement for Consultancy Services for Technical Assistance – Phase 1 Environmental Assessments on Buildings in Mongolia

### A. Introduction and Country Information

The Government of Mongolia (GoM) has entered into a grant agreement (Compact)<sup>1</sup> with the Government of the United States of America through the Millennium Challenge Corporation (MCC) to support a five-year Program of strategic investments in three areas, as briefly described below<sup>2</sup>:

1. The **Property Rights Project** will improve the accuracy, accessibility, and efficiency of the formal system for recognizing and transferring land rights and will facilitate issuance of up to 75,000 privatized and registered land titles to suburban landholders (Hashaa Plots). The project will also introduce a long-term leasing system on peri-urban rangeland and other incentives (e.g. technical assistance, wells, animal shelters, and fences) that will enable leaseholders to significantly increase income from this land by improving range and livestock management.
2. The **Vocational Education Project** will: (1) strengthen the institutional framework needed to support a demand-driven vocational education system; (2) define industry-led skills training standards for occupations and translate these standards into modern vocational education curricula supported by new instructional materials and equipment; (3) develop 30 new career preparation tracks; and (4) improve teacher training and professional development. The Project will also develop a career guidance and labor market information system.
3. The **Health Project** will support: (1) research on Non-Communicable Disease and Injury (NCDI) related behaviors and practices in Mongolia; (2) site visits to successful NCDI programs in other countries; (3) communications and education interventions to promote risk behavior changes; (4) new treatment and disease management protocols; (5) a limited amount of equipment and intensive in-service training on the early detection of cervical and breast cancers; and (6) training of physicians and general medical personnel in NCDI disease management.

The GoM established a special entity, MCA-Mongolia, to implement the Program.

### B. Scope

The consultant will provide the technical advice to MCC in ensuring that the buildings being proposed for use or rehabilitation under the MCC Mongolia Compact Program are environmentally sound.

#### Initial Services:

Initial Services will consist of a Phase I environmental site assessment (ESA) of;

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<sup>1</sup> <http://www.mcc.gov/documents/compact-mongolia.pdf>

<sup>2</sup> For more information, see <http://www.mcc.gov/countries/mongolia/index.php>

- The building(s) (approximately 1500 square meters over one or two buildings) to be utilized for the central land registry in Ulaanbaatar as part of the Property Rights Project. The results of this building will be a priority, and samples should be processed as quickly as possible, if possible before the return of the consultant from the field.
- The 4 district land registry buildings located in Ulaanbaatar.
- 6-8 small regional district buildings in different regional centers across Mongolia.

The objective of the assessment will be to ensure that the proposed buildings are environmentally sound and will not pose a health or safety risk to its occupants and visitors. The Phase I ESA will include a visual survey, a review of readily available records regarding the building and immediately surrounding properties, and taking of samples. A checklist of hazardous material is included below, though the consultant shall consider other hazardous materials if his review and site visit indicate such a need. Initial mission may also include additional small structures based on implementation progress made in the Mongolia at that point.

**Additional Services:** In addition, there will likely be a need for similar assessments of a number of smaller structures within the context of the Property Rights Project, but also potentially for other projects within the Mongolia Compact. These additional assessments would involve subsequent field missions.

## C. Tasks

The consultant shall perform the following tasks:

### Initial Services

1. Code Compliance: Review compliance with local environmental codes. Also note compliance with applicable USEPA and OSHA regulations and standards that relate to occupancy of public buildings. Reference should be provided to specific codes in assessment report.
2. Checklist of Hazardous Materials: The consultant shall visit each building and complete an initial checklist of hazardous materials for further investigation as needed.
  - A. Asbestos-Containing Materials (ACM)
    - Tiles (floor, ceiling)
    - Insulation (pipe and ceiling)
    - Fire retardant coatings
    - Transit panels and roofing
  - B. Lead-Containing Materials (LBP) including but not limited to:
    - Lead-shielding on high voltage cables
    - Lead-shielded dry wall in areas utilizing x-ray devices or other radioactive sources
    - Lead-based plumbing fixtures (cup sinks, drain lines)
    - Lead-based paint

- Lead plumbing caulking, pipes and solder
- Lead flashing and roof vents

C. Mercury-Containing Materials including but not limited to:

- Florescent light bulbs, High intensity discharge lights, Neon lights
- Temperature and pressure control devices (thermostats and thermo-couplers)
- Mercury switches
- Drain lines and plumbing traps that have collected mercury

D. Painting Operations (Degreasing, Surface Preparation, Stripping and Surface Finishing Operations) including but not limited to:

- Left over, off-spec latex, urethane and oil-based paints, sealers or finishes
- Solvents (xylene, toluene, acetone, mineral spirits, lacquer thinner, turpentine, etc.
- Chemical-based strippers
- Surface degreasers
- Surface de-glossers

E. Polychlorinated Biphenyl (PCB)-Containing Materials including but not limited to:

- Fluorescent lamp ballasts (Any ballast not labeled as being PCB-free is to be disposed of as a PCB ballast).
- Electrical transformers and capacitors
- Special industrial paints
- Sumps and oil traps

F. CFC, Halons, and Other Refrigerants

- Air conditioners (rooftop, room and central)
- Dehumidifiers
- Refrigerators, freezers chillers and cold storage areas
- Heat pumps

G. Radioactive materials

- Self-luminous exit signs
- Smoke detectors

H. Fuel oils

- Storage tanks and reservoirs

I. Other materials of a hazardous nature that THE CONSULTANT decides are necessary to include in the checklist.

3. Sampling of ACM's: THE CONSULTANT shall inspect the building to evaluate the likely quantities and locations of ACM, its associated risks, and remedial action that may be required. If remedial action is necessary, the consultant will prepare an outline of an abatement plan to be included in the specifications that will be developed by MCA-Mongolia design consultant providing architectural and design services. This inspection shall include (i) collection of material bulk samples of suspect material according the US EPA AHERA protocols and (ii) collection of relevant field data to be used in drafting of an abatement plan.

4. Sampling of LBP: THE CONSULTANT shall inspect the building to evaluate the likely quantities and locations of LBP, its associated risks, and remedial action that may be required. If remedial action is necessary, the consultant will prepare an outline of an abatement plan to be included in the specifications that will be developed by MCA-Mongolia design consultant providing architectural and design services. This screening will be preliminary and will include the following:
  - Classification of predominant surfaces according to color and texture;
  - Collection of paint bulk samples; and,
  - Collection of field data to be used in drafting of an abatement plan, as necessary.
5. Mitigation: Note any mitigation of hazardous materials, if any, that has taken place at the building/site to date.
6. Report: Provide a report to MCC describing the methodology, site and data review, conclusions and recommendations of the Phase I ESA. Recommendations will detail any necessary mitigation or remediation measures necessary for safe occupancy as well as any limitations on future use or maintenance of the subject building(s).

Samples for ACM, LBP and other substances will be transported back to the US and submitted to an accredited laboratory for analysis. ACM samples will be analyzed by polarized light microscopy ((PLM), and LBP samples will be analyzed by either inductively coupled plasma (ICP) or flame atomic absorption. **All laboratory analysis costs must be submitted to MCC for review and approval prior to performing any laboratory work.**

#### **D. Deliverables<sup>3</sup>**

1. Draft Assessment Report (DAR): Findings of the ACM, LBP and other hazardous materials assessments (based on the checklist provided in the Statement of Work) will be included in the DAR. Each building will have a section within the report where specific conditions will be described. The DAR will also include a recommended abatement plan (RAP). It is understood that the template abatement plan will be based on best work practices, adjusted to accommodate conditions in Mongolia, with an emphasis on protection of workers and providing a clean work site following abatement.

The DAR will be submitted electronically within the later of: seven (7) calendar days after the completion of in-country mission of its ACM/LBP specialist; or, three (3) days after receipt of the laboratory results. The DAR report shall be prepared in English including (but be limited to) the following:

- a. A table of contents

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<sup>3</sup> These deliverable are applicable to follow-up missions encompassing other structures as well.

- b. A detailed summary of the main assessment findings and any related recommendations
  - c. Field notes and meeting minutes and any relevant documentation attached to the report summary clearly organized and indexed
  - d. Photos, maps, and other relevant exhibits clearly organized and indexed
  - e. Laboratory results
  - f. Recommended abatement plan template also including recommendations on disposal
- 2. Final Assessment Report (FAR): Within seven (7) calendar days after receipt of MCC's comments on the draft report, THE CONSULTANT shall submit the FAR to MCC. The FAR report shall be prepared as follows:
  - a. A table of contents
  - b. A detailed summary of the main assessment findings and any related recommendations, Field notes and meeting minutes and any relevant documentation attached to the report summary clearly organized and indexed
  - c. Photos, maps, and other relevant exhibits clearly organized and indexed
  - d. Laboratory results
  - e. Recommended abatement plan template also including recommendations on disposal
- 3. Report Formats: All reports shall be submitted electronically to include both working files and PDF final files. Working files shall be in MS-Office programs (2003 version or newer) with photos in JPG format.

#### **E. Staffing**

MCC requires an environmental expert with a high level of expertise with asbestos and lead-based paint in commercial buildings, as well as experience with the additional hazards listed above.

#### **F. Travel**

The consultant shall travel to Mongolia as necessary to complete the above tasks. It is envisioned that the initial trip would occur in late June early July 2009 and possibly quarterly visits as needed.

#### **G. Period of Performance**

The period of performance for this scope of work shall begin on the date of the contract award through June 30, 2010.

#### **H. Performance Location**

The consultant shall work from their own offices and travel to Mongolia as requested by MCC.

## **I. Evaluation Criteria**

1. Education in environmental and/or social field
2. Experience in environmental and/or social field
3. Experience working in developing countries
4. Written and oral communication skills
5. Experience in Occupational and/or environmental health and safety

Not restricted to U.S. citizenship. Compensation will be based on qualifications and experience. This advertisement is for individuals not firms or firms representing individuals.

## **J. How to Reply**

Please email your resume, with adequate information, including country experience, to determine your qualifications relative to the requirement factors listed above, to [recruitment@mcc.gov](mailto:recruitment@mcc.gov) and include "Mongolia - ESA" in the subject line.

This ad is open until June 22, 2009.

The MCC is an equal opportunity employer.